

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL RR-116, SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal project with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Donald Chen has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel RR-116, in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Donald Chen be and hereby is tentatively designated as Redeveloper of Disposition Parcel RR-116 in the South End Urban Renewal Area subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development:

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended:

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction and rental schedules.

2. That disposal of Parcel RR-116 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004).



KIT # 48

LETTER OF INTENT

Letters of Intent, addressed to the SOUTH END Project Director, Boston Redevelopment Authority, 72 WARREN AVENUE, Boston Massachusetts, must be submitted on or before December 26, 1974.

All proposals shall conform to the suggested Letter of Intent outlined on the following page and shall include the following:

- (a) The developer's name and address, breakdown of rehabilitation costs, bank references, statement of available funds, name of contractor and architect to be used and a timetable for completion of the proposed rehabilitation. If the developer is a contractor, the name of the corporate organization, address, principal officer and financial backers, previous development experience (location, costs, architect, contractors and references) should be included.
- (b) Address of property proposed for rehabilitation.
- (c) Statement that the developer intends to rehabilitate the property in accordance with controls of the developer's kit.
- (d) Statement that the developer intends to work with the COMMUNITY in making housing available to community residents.
- (e) Proposed method of financing rehabilitation.
- (f) Name of architect to be retained if designated developer.
- (g) Completed Public Disclosure Forms HUD-6004.

NAME Donald Iken
ADDRESS 145 East Berkeley Street Boston
TELEPHONE NO. 542-9561

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT

SOUTH END URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned building at

141 Appleton Street - Boston

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am aware that Section 312 financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain Bob Grant as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following:

Proposed number of dwelling units:

4

Estimated cost of rehabilitation per dwelling unit:

\$15,000

Total estimated cost of rehabilitation:

\$60,000

Source and amount of equity funds:

PRIVATE

Projected monthly rent per apartment:

\$235

Projected montly rent per commercial space: _____

Sincerely,

Donald T. Chen

Name of Developer

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1, a. Name of Redeveloper: Donald Chen

b. Address of Redeveloper: 145 East Berkeley Street, Boston, Massachusetts

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

South End Renewal Area

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

141 Appleton Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
-
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 60,000
- b. Cost per dwelling unit of any residential redevelopment. \$ 15,000
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
one bedrooms apartments	\$ 225-230	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Donald Chen

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: December 24, 1974

Dated: _____

Donald T. Chen
Signature

Signature

Title

Title

145 East Berkeley Street
02118
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER, MR. DONALD CHEN
PARCEL RR-116, 141 APPLETON STREET

3115

SUMMARY: This memorandum requests that the Authority tentatively designate Mr. Donald Chen Redeveloper of Parcel RR-116 in the South End Urban Renewal Area.

Parcel RR-116 consists of approximately 960 square feet and is located at 141 Appleton Street in the South End Urban Renewal Area.

Mr. Donald Chen, of 145 East Berkeley Street has submitted a proposal for the rehabilitation of Parcel RR-116 for rehabilitation purposes in accordance with Authority Standards, guidelines, and the South End Urban Renewal Plan.

The proposal calls for the rehabilitation of the 4 story brick structure at an estimated cost of \$60,000. The financing will be obtained from conventional sources.

It is appropriate at this time to tentatively designate Mr. Donald Chen as Redeveloper of Parcel RR-116 so that formal processing of plans and financing arrangements may be initiated. Mr. Donald Chen's submission indicates sufficient ability to act as the Redeveloper for Parcel RR-116.

I, therefore, recommend that the Authority tentatively designate Mr. Donald Chen as Redeveloper of Parcel RR-116 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

